

D. Demographics and Statistics

The following general population demographic information is summarized from the ~~1995 U.S. Special 2000 Census~~ unless otherwise noted. ~~2000 Census data will be added to the section as it becomes available.~~ Comprehensive demographic information is available in the *Annual Tempe Statistical Report*. Additional statistics are provided within the Elements of this plan, as they pertain specifically to each area. The importance of the following demographics for long range land use planning is to look at this snap shot in time, and project possible shifts in the population that would impact physical development, housing, recreation, education, or public facility or service needs. Tempe's ideal geographic location and excellent transit and community services may attract different populations than are currently being served.

FIGURE 1 CITY OF TEMPE POPULATION PROJECTIONS			
YEAR	CITY OF TEMPE	CHANGE BY DECADE	CHANGE BY PERCENTAGE
1960	24,897	N/A	N/A
1970	64,985	40,088	161.02%
1980	106,919	41,934	64.53%
1990	142,440	35,521	33.22%
2000	158,625	16,185	11.36%
2010	176,355	17,730	* 11.18%
2020	189,183	12,828	* 7.27%
2030	196,697	7,514	* 3.97%
Source: City of Tempe Development Services Department and Maricopa Association of Governments', Socioeconomic Projections.			
*Projected Percentage Changes			

Tempe's 2000 Population and Dwelling Unit Demographics

Figure one shows the actual population of Tempe and the change by decade from 1960 to 2000. Population projections shown for 2010 through 2030 indicate Tempe's annual growth will be less than one percent. The population of Tempe tends to fluctuate in conjunction with the Arizona State University school year. Normally, during the summer, multi-family housing catering to students in Tempe has ~~ave~~ higher vacancy rates. ~~Since over~~ Because more than 50% percent of the housing inventory in Tempe is multi-family* (apartments, townhouses and mobile homes**), ~~F~~fluctuations in the vacancy rates during the summer and winter school breaks or during the school year reflect losses or gains of 4,000 to 5,000 people. As of 2001, 17,573 students reported Tempe as their place of residence.

ASU Main Campus Enrollment	
1981	41,542
1982	42,968
1983	43,426
1984	43,546
1985	42,952
1985	39,094
1990	40,454
1995	42,040
2000	44,126
2001	45,693
2002	47,359
2005	50,000 <i>projected</i>

FIGURE 2 (Arizona State University Statistics)

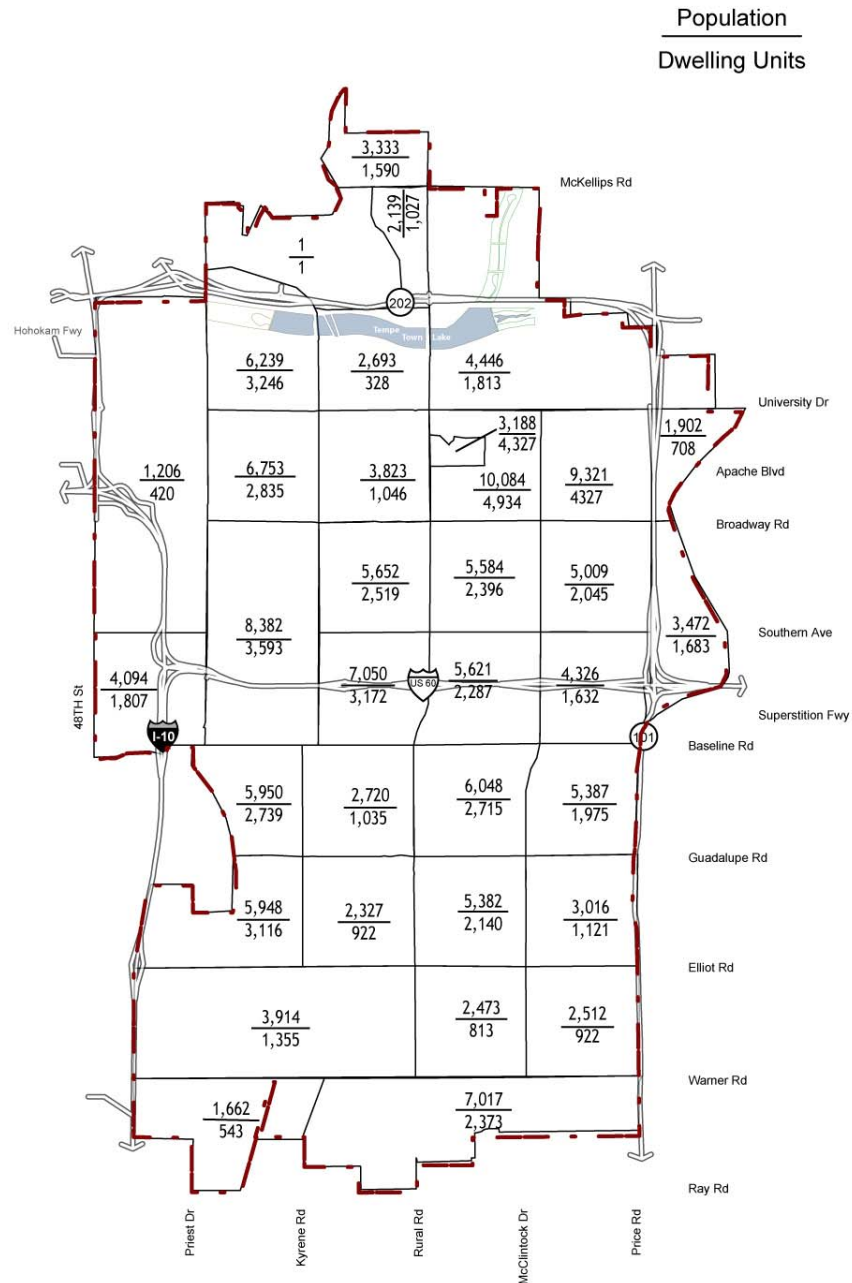
ASU is the largest university in Arizona; 47,359 students enrolled in 2002. ~~The chart to the left~~ Figure two shows ASU's main campus enrollment over the past ~~twenty~~20 years, and a projection for 2005. There is no cap on main campus enrollment, nor are there projections past 2005 at this time. With 163,296 resident population and 67,375 total dwelling units, approximately 2.42 ~~persons~~ people reside within each dwelling unit in Tempe. Single family households tend to be larger, with approximately 2.87 ~~persons~~ people per dwelling unit. ~~The map~~

* Multi-family does not indicate owner or renter occupancy.

** Condominiums are a for sale product, and therefore do not represent a housing type but rather an occupancy type.

FIGURE 3

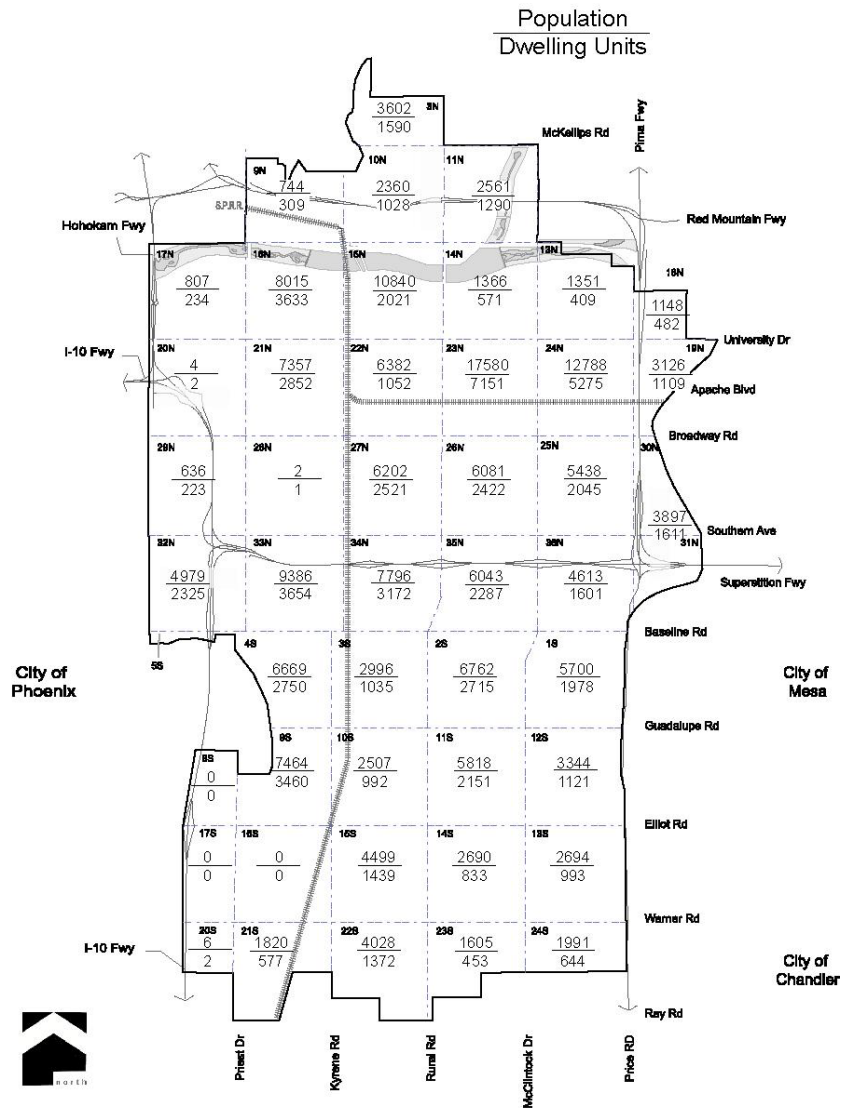
Tempe 2000 Population and Dwelling Unit Distribution



Source: 2000 Census

Figure three identifies the number of people residing in each census tract and the number of dwelling units available per census tract (shown as population/dwelling units) in 2000. The map on the next page Figure four projects the number of people residing in each census tract section and the number of dwelling units available per census tract projected per section (shown as population/dwelling units) in 2020 (to be replaced with the 2030 projection when available this summer)-2030.

FIGURE 4
Tempe 2030 Projected Population and Dwelling Unit Distribution



Source: Maricopa Association of Governments, Socioeconomic Projections

Tempe's 2030 Projected Population and Dwelling Unit Demographics

Tempe's ability to grow is limited by the land available for expansion. Population growth is expected to continue at an increasingly slow pace relative to surrounding communities:

- In 2010 Tempe is projected to have a population of 174,769
- In 2020 Tempe is projected to have a population of 183,466
- In 2030 Tempe is projected to have a population of approximately ~~190,000~~ 196,697

Using the 2000 household size of 2.42 persons per dwelling unit, it is projected that Tempe would need 78,512 dwelling units, or 11,137 more dwelling units than available in 2000. It is anticipated that this housing need will be met through infill and redevelopment, and be primarily multi-family housing.

Age

According to the U.S. Administration on Aging, and analysis based on the Bureau of the Census population projections released in 1996, the Nnation can anticipate a moderate 17% percent increase in the elderly population until about 2010. A rapid 75% percent increase in the elderly population is expected between 2010 and 2030, and then a return to a moderate 14% percent increase after 2030.

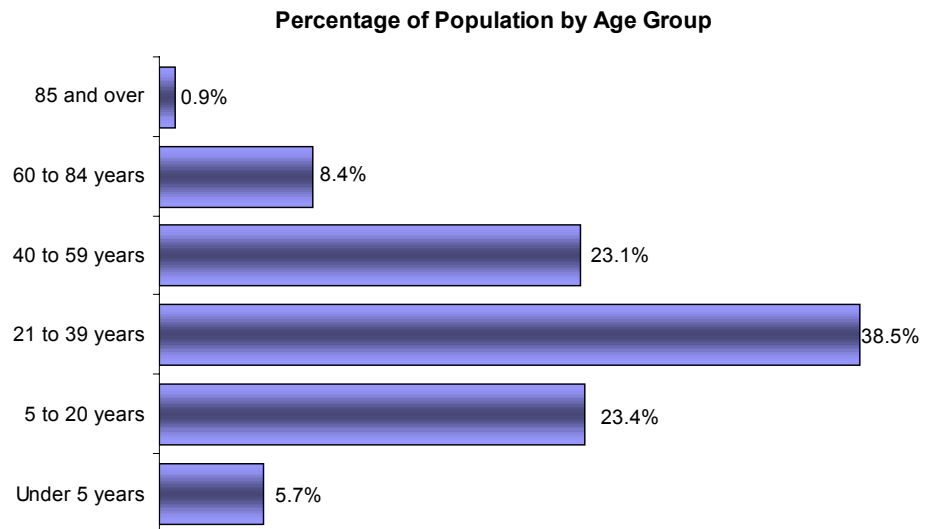
Tempe's 2000 ~~Age~~ Demographics

Figure five shows Census data from 2000, indicating that Tempe has a relatively young population, with more than 68% percent of its population is younger than 39 years. of age. 2001 ASU registration data from 2001 indicated that 17,573 of the students listed Tempe as place of residence. if this group were tracked by the census, university students would have accounted for 9.5% percent of Tempe's total population. With enrollment growth at the University, it is expected that this number may continue to rise. Tempe has a stable residential population despite a relatively young median age and the presence of the state's largest university. According to the 2002 General Plan 2030 Citizen Survey, 12% percent of the respondents were ASU students. However the total respondent group represents an established community:

- 45% percent of the respondents have lived in Tempe more than 15 years
- 12% percent have lived in Tempe between 11 and 15 years
- 21% percent have lived in Tempe between 5 and 11 years
- 22% percent have lived in Tempe less than 5 years

These statistics indicate a stable population, which may age in place. Roughly 14% percent of Tempe's population is 55 years or older, which is significantly higher than the 6.5% percent nationwide 55+ population. The significance of age demographic analysis for land use planning is to identify current gaps in facilities and services, and project where future facilities and services may be needed. Maintaining quality of life and cost of living will be critical to keeping residents in the future. —

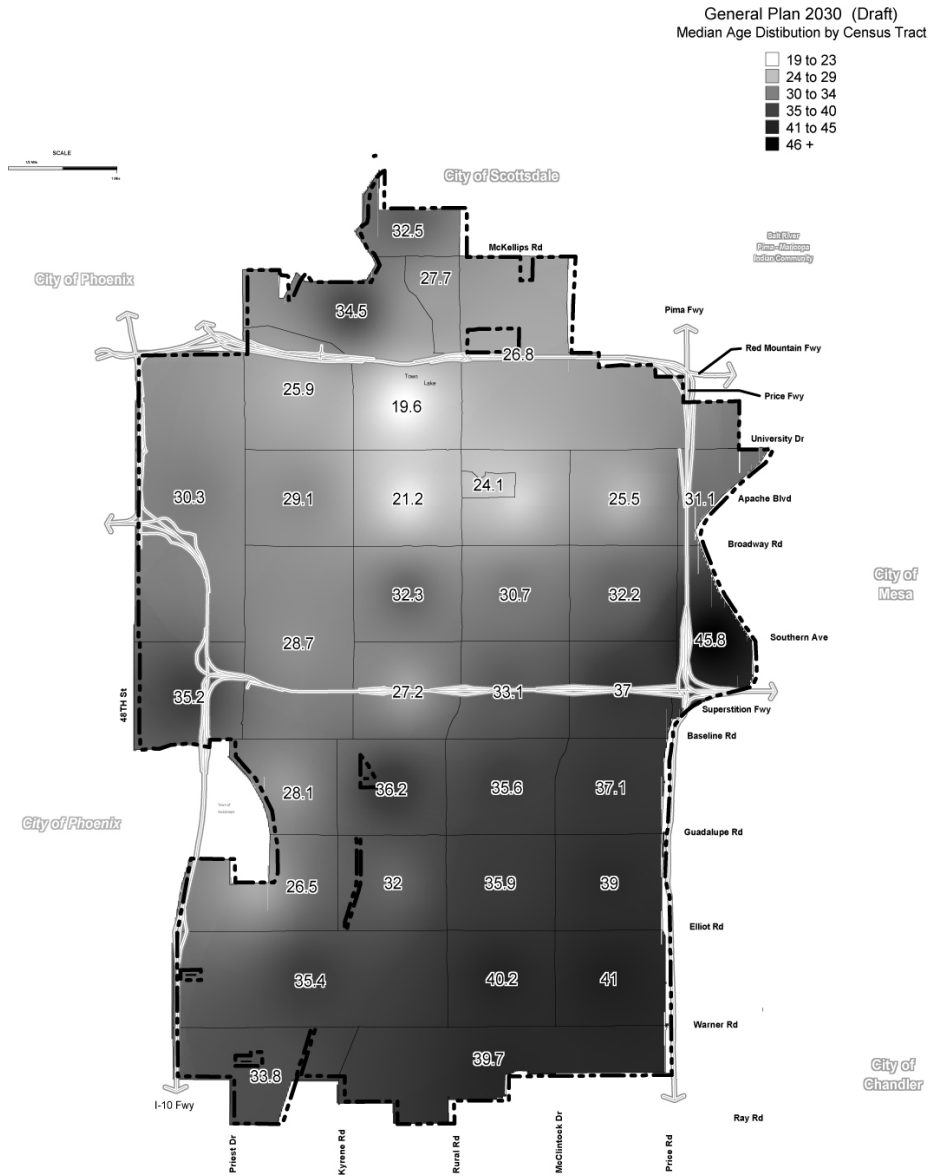
FIGURE 5



The map Figure six on the next page reflects 2000 census data, producing an average age per census tract. However, averaging the ages however does not reflect community demographic subgroups: university and retirement facilities are clearly illustrated in the two extreme age ranges. In 2000, the median age in Tempe was 28.8; with the youngest median age (19.6 years) population residing in the Downtown Tempe and ASU areas, and the oldest median age (45.8 years) population residing between Broadway and Southern, east of McClintock Road.

FIGURE 6

Tempe 2000 Median Age Distribution



Tempe's 2030 ~~P~~rojected Age ~~D~~emographics

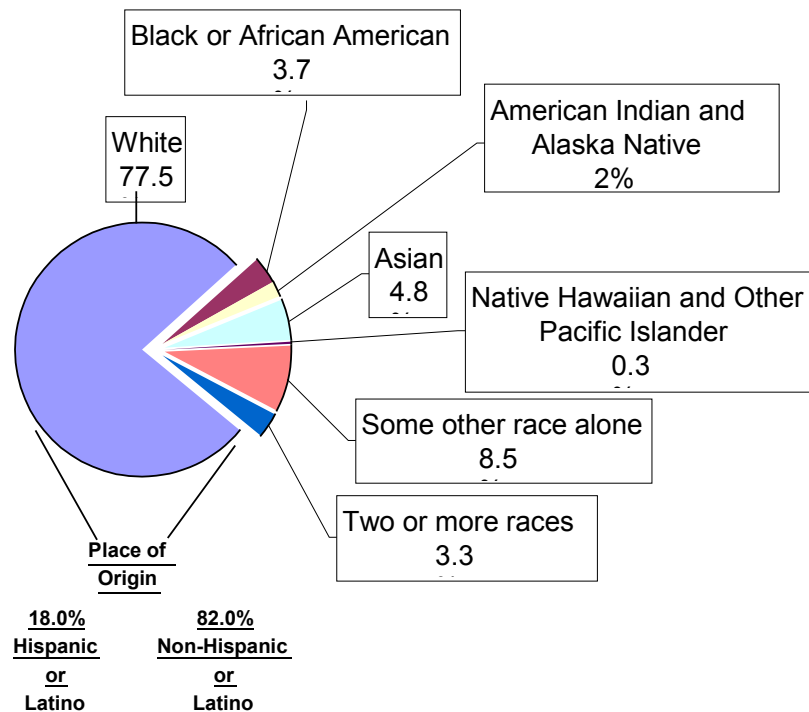
Because the growth of the elderly population in the early period is not much different from that of the population under age 65, the proportion of elderly in the population will not change significantly between now and 2010, remaining at approximately 14% percent in Tempe. However, from 2010 to 2030, the growth rate of the elderly may exceed that of the population under age 65, so that the proportion of the elderly in Tempe increases sharply. In addition to having twice the 55+ population of the national average, the “baby boom” population is the fastest growing group in Arizona. By 2010, nearly 26% percent of Tempe’s population will be 55 years or older. It is projected that the area north of Baseline Road will continue to house young adult and elderly populations because of the proximity to the University, the light rail and bus services, the recreational and cultural amenities, and medical services predominantly located in north Tempe. South Tempe may continue to serve families with children because of the predominance of single family homes. Planning for land use, transportation and housing will need to consider this growing population, and potential shifts in needs for public facilities and services.

Tempe's 2000 ~~R~~ace and Hispanic ~~O~~origin ~~D~~emographics

Tempe has relatively the same proportions of ethnic diversity as Maricopa County, indicating a relatively homogeneous population. In the past five years however, residents of Hispanic origin have increased by 4% percent, while residents identified as white decreased by 12.1% percent. ~~Below is the percent representation of Tempe by race and Hispanic origin.~~ Figure seven below shows the percent representation. Note that the category "Hispanic or Latino Origin" does not denote race, the U.S. Census includes the Hispanic and Latino population as part of the "white" and "other" categories. ~~The chart below illustrates the race and Hispanic origin of Tempe residents:~~

FIGURE 7

Percent representation of Tempe by race and Hispanic origin



Note: Hispanic or Latino refers to place of origin, not race.
100% of the population is included in the Hispanic Category

Racial diversity is defined as having a high percentage of different races. Races, defined by the Census Bureau are White, Black/African American, Asian, American Indian/Alaskan, Native Hawaiian/Pacific Islander, and some other race.

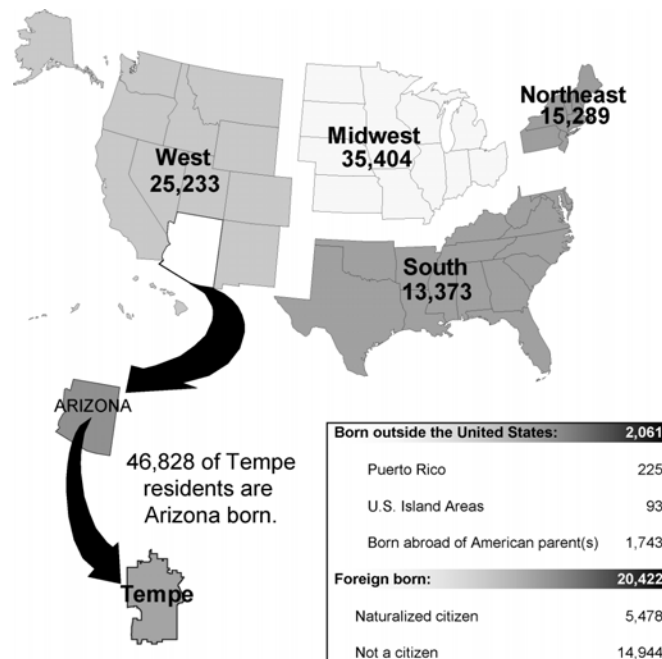
Tempe's 2030 Projected ~~R~~ace and Hispanic ~~O~~origin ~~D~~emographics

It is projected that the area north of Baseline Road will continue to ~~attract~~ more racially and ethnically diverse populations because of the proximity to the University, a greater range of housing and transportation options, recreational and cultural amenities and established specialty businesses predominantly located in north Tempe. Tempe's overall diversity may eventually exceed the Maricopa County averages.

Persons by ~~P~~lace of ~~B~~irth

According to the ~~1990~~2000 Census survey, ~~28.8% of Tempe residents were born in the Midwest; 27.1% were Arizona born residents; 15.8% were born in the West; 10.5% were born in the Northeast. 29.5 percent of Tempe residents were born in Arizona, an increase of 17.9 percent from the 1990 census. Of the residents born in other U.S. States (56.3 percent), 22.3 percent were from the Midwest region and 15.9 percent were from the West region. Tempe's foreign born residents make up 12.9 percent of the population; which is higher than the national foreign born rate (11.1 percent). 4.3% of Tempe's residents were born in Puerto Rico or outlying U.S. areas, and 7.2% of Tempe residents were foreign born.~~ Understanding the origin of residents, either by place of birth or place of last residence, helps identify the diversity of the community, and possible cultural differences. For instance, if the largest population of residents originate from places with lush landscape treatments or specific perceptions of open space, the expectations for public parks may be different than those coming from an arid climate. Use of transit, understanding of tax structure, and perceptions of density may vary between residents from different places. Non-Arizona natives may also have different resource consumption demands or expectations.

FIGURE 8



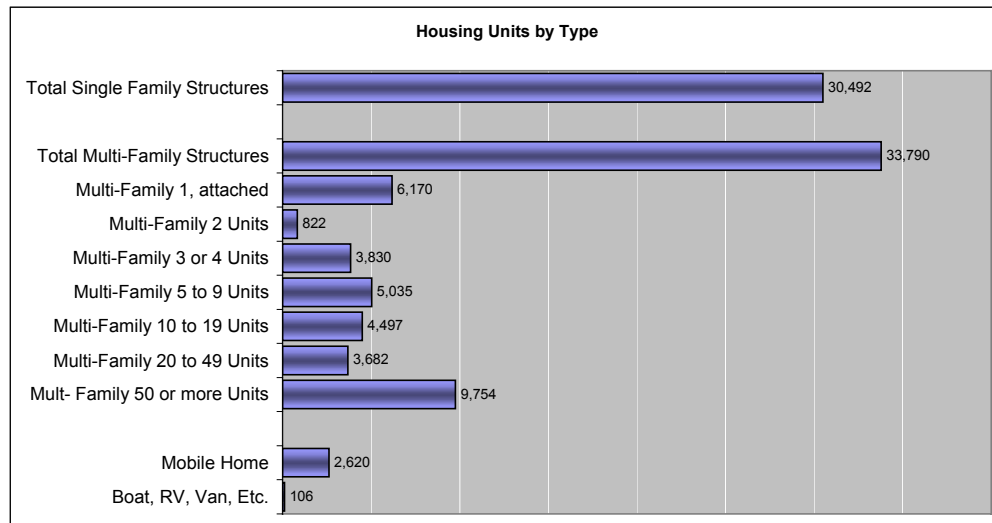
No projections are available for how places of origin may change Tempe's future demographics; however, the presence of the University will continue to attract visitors and potential residents from all over the United States and abroad. Weather, employment and resources will continue to factor into the attraction migration to Tempe from other parts of the country.

Tempe's 2000 Housing Characteristics

The 2000 Census is a snapshot of Tempe's population. On April 1, 1999, the Census identified 3,462 vacant housing units in Tempe, a 17% percent increase from the 1995 special census. Many economic factors contributed to this vacancy increase, but the main factor could be that there was an increase in apartment units built from 1995 to 2000. The demand for apartments continued to increase in north Tempe (north of Baseline Road). Figure nine shows the quantity of housing types available in Tempe in 2000. About 47 percent of Tempe's available housing is single family, and 53 percent is multi-family. Housing types are determined by the type of structure, and do not indicate occupancy type.

~~Owners versus renter-occupied housing units ratio changed very little from 1990 to 2000. The 2000 Census shows 51% owner-occupied and 49% renter-occupied housing units. Renter-occupied homes could be any type of housing unit: single family detached or attached, duplexes, quads, five or more unit apartment complexes or mobile homes/trailers. The ratio recognizes the fact that single family homes are being rented. However, Tempe has no statistics on the number of single family homes rented, because it currently does not have a rental license policy for single family homes. As of 2002 however, the affordability and lack of restrictions for renting a single family home makes this housing type very attractive compared to apartment housing. Below is a chart showing the quantity of housing types available in 2000 in Tempe.~~

FIGURE 9



The number of permits issued for housing in Tempe has steadily decreased as land availability and values have increased. The cost efficiency for building housing typically relies on large tracts of undeveloped land or an increase in density to compensate for land values. New single family housing is being done through infill, and therefore more customized than masterplanned developments. Figure ten shows the steady decrease in permits issued for new construction of housing.

FIGURE 10

PERMITS ISSUED FOR CONSTRUCTION OF RESIDENTIAL UNITS IN THE CITY OF TEMPE		
YEAR	MULTI-FAMILY	SINGLE FAMILY
1995	684	477
1996	1,082	280
1997	1,466	228
1998	89	305
1999	415	296
2000	9	77
2001	267	26
Source: City of Tempe Development Services Department		

The results of this decrease in available new housing have been a dramatic increase in new construction and resale housing prices. Figure eleven highlights the past decade of real estate prices.

FIGURE 11

MEDIAN SALES PRICES				
YEAR	RESALE	% CHANGE IN RESALE PRICES	NEW CONSTRUCTION	% CHANGE IN NEW CONSTRUCTION PRICES
1990	\$92,000	N/A	\$135,500.00	N/A
1996	\$106,900	16.20%	\$147,140.00	8.59%
2001	\$150,500	40.79%	\$269,085.00	82.88%
Source: Arizona State University Real Estate Center				

Maintaining single family housing throughout the City will become increasingly important as demands for housing put pressures on older neighborhoods. By 2030, 31% percent of the current dwelling units could potentially qualify for historic designation, based on age.

FIGURE 12

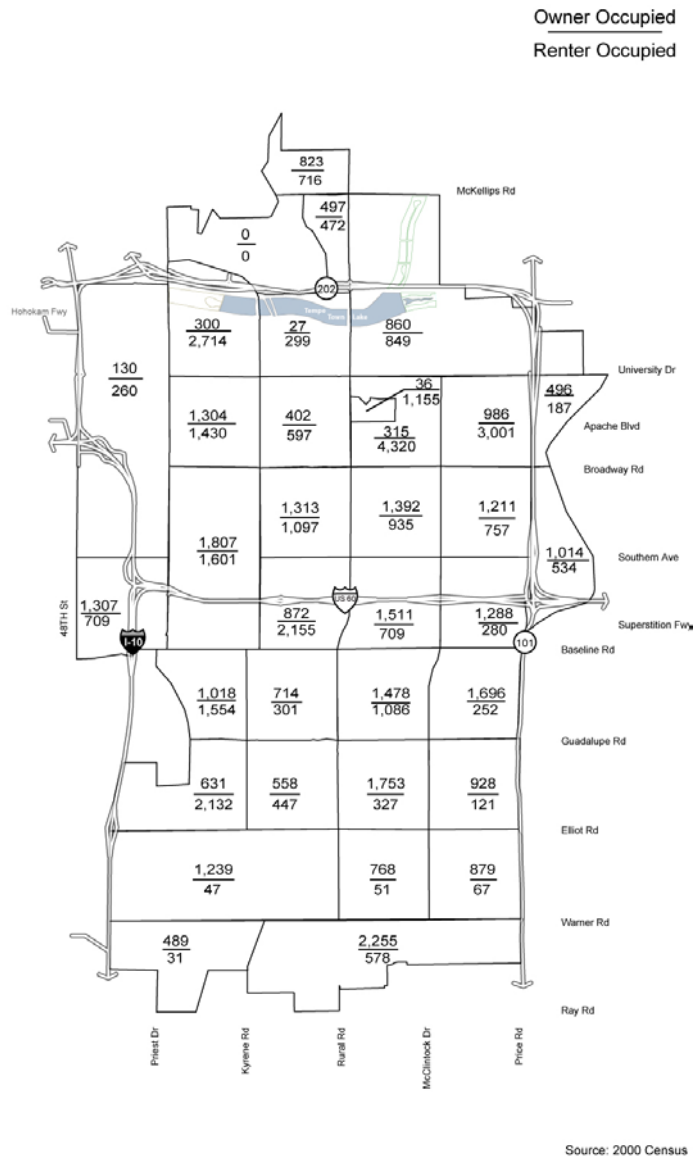
	Housing Units 50 Years or older, City of Tempe
2000	4,896
2010	15,982
2020	36,296
2030	46,452
2040	55,544
2050	63,626

Tempe's 2000 Rental and Owner Occupied Dwelling Unit Distribution

The ratio of owner occupied to renter occupied housing units changed very little from 1990 to 2000. The 2000 Census shows 51 percent owner occupied and 49 percent renter occupied housing units. Renter occupied homes could be any type of housing unit: single family detached or attached, duplexes, quads, five or more unit apartment complexes or mobile homes/trailers. The analysis recognizes the fact that single family homes are being rented. However, Tempe has no statistics on the number of single family homes rented, because it currently does not have a rental license policy for single family homes. As of 2002 however, the affordability and lack of restriction for renting a single family home makes this housing type attractive.

Figure thirteen on the next page illustrates the ratio of owner occupied to renter occupied housing units within each census tract in 2000. In 2000, Tempe's dwelling units were 51 percent owner occupied and 49 percent renter occupied. This ratio has remained fairly consistent since 1990. In 1980 there was a 10 percent increase in the renter occupied dwelling units. In 1970, Tempe had approximately 63 percent owner occupied and 37 percent renter occupied dwelling units. Renter occupied dwelling units could be any type of housing: single family detached, single family attached, duplexes, four-plexes, apartment complexes or mobile homes/trailers.

FIGURE 13



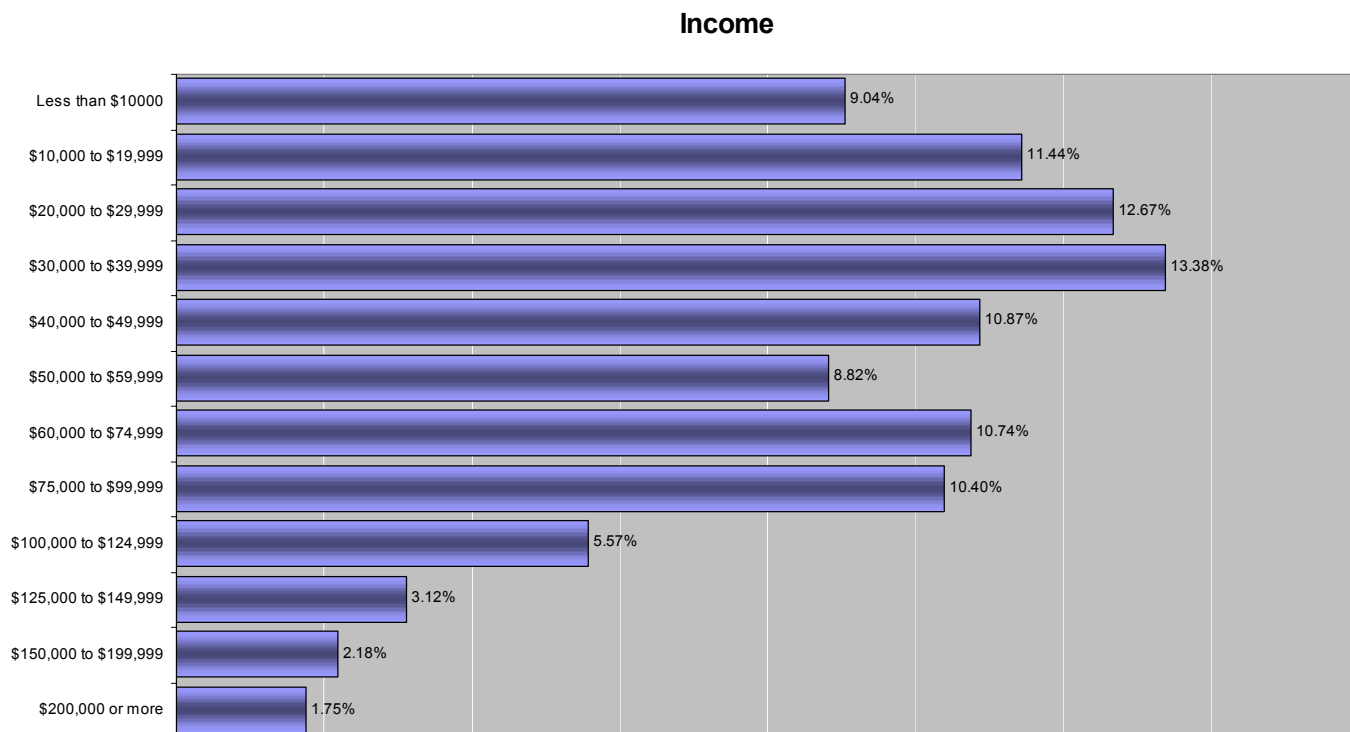
Tempe's 2030 ~~P~~rojected ~~H~~ousing ~~S~~tatistics

New housing product most likely will ~~most likely~~ continue to be multi-family, between 10- to 30 dwelling units per acre, attached housing. The resident occupancy is not projected, as it is significantly dependent on economy, market demand, product availability and affordability; and housing quality. Without full accounting of single- family rental properties, it will become harder and harder to determine the ratio; ~~however m~~ Maintaining an equal ratio of owner occupied to renter occupied dwelling units may become critical to sustaining a sense of community in the future.

Tempe's 2000 ~~H~~income ~~D~~emographics

The income reported ~~on the chart below in figure fourteen~~ is derived from answers to the 2000 U.S. Census questionnaire on income received in calendar year 1999. ~~The~~ Household ~~I~~income includes money made by the head of household and all other ~~peoplersons~~ 15 years ~~old~~ and ~~older~~ in the household, whether related to the head of household or not. The median income in Tempe is \$42,361. This information is critical when considering the ~~h~~Human ~~s~~Services and ~~h~~Housing elements, and Tempe's cost of living and affordability for the majority of residents.

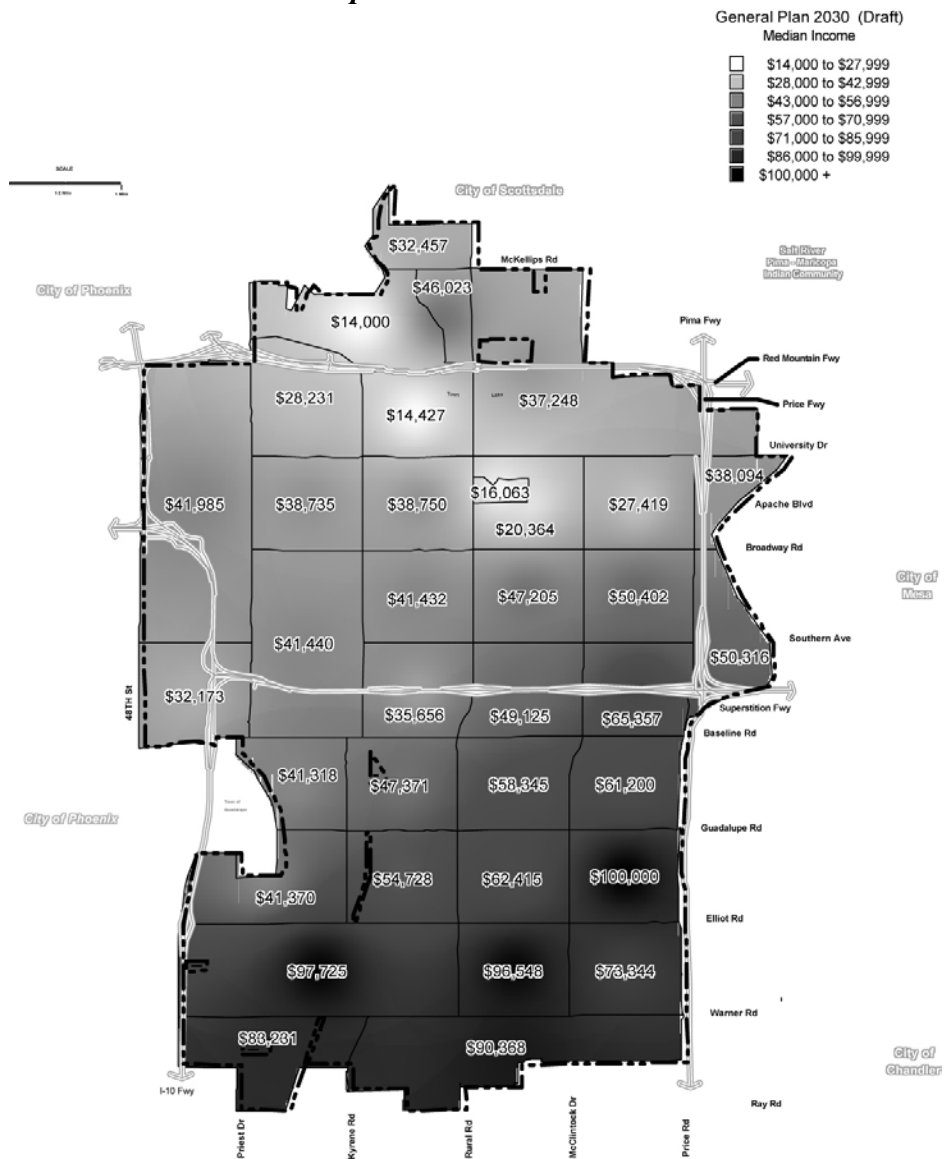
FIGURE 14



~~The map~~Figure fifteen on the next page identifies income levels by census tract. Understanding the income levels within different areas of the city may help with identification of human services and other community resources. It ~~also~~ may ~~also~~ identify employment and commute information with regard to where employment is located in relation to the employees. No projections for Tempe income are given; ~~however~~ one of the objectives of the Economic Development Element is to provide employment opportunities at or above the regional average, which will change from year to year, but in 1999 was \$45,358 per household within Maricopa County.

FIGURE 15

Tempe's 2000 Income Distribution

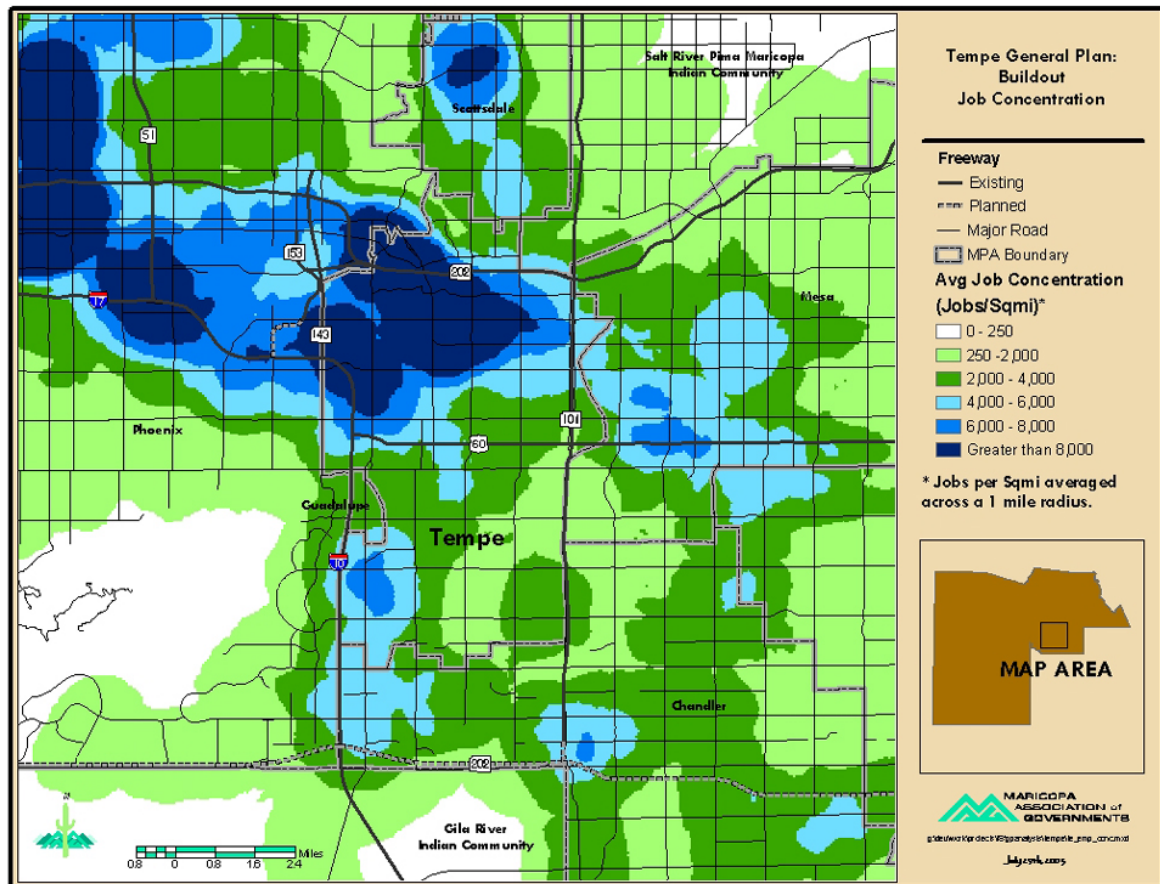


Figures 16 and 17 have been provided by MAG, for the purpose of land use planning and analysis at the municipal level. The contents of this report reflect the views of the City of Tempe, who is responsible for the facts and accuracy of the data presented herein. The contents do not necessarily reflect the official views or policies of MAG and have not been approved or endorsed by MAG. According to MAG regional analysis shown in Figure 16, Tempe currently has 2.55 jobs per occupied household as opposed to the County average of 1.37 jobs per household in 2000. With projected population and employment growth, MAG has calculated Tempe's future jobs per housing balance to be 3.50 jobs per household. This supports existing and planned urban centers and development throughout the region instead of creating new urban or suburban cores and communities outside the urbanized area. This also means Tempe will continue to be a net importer of employees within the region. On the next page, figure 17 identifies the average job concentration within the region. The highest concentration of jobs is shown in the northern third of the city, projected to have greater than 8,000 jobs per square mile, and the western quarter of the city, projected to have 4-6,000 jobs per square mile. This information is important when considering land use, economic development and transportation planning issues.

FIGURE 16

Tempe General Plan Analysis Build Out		
	July 1, 2000	Build Out
Residential Dwelling Units	67,000	74,000
Residential Households	64,000	74,000
Population in Households	154,000	196,000
Total Employment	162,000	259,000
Job Housing Balance	2.53	3.5
Numbers rounded to nearest 1,000		
July 29, 2003 MAG Analysis		

FIGURE 17
Average job concentration per square mile at buildout

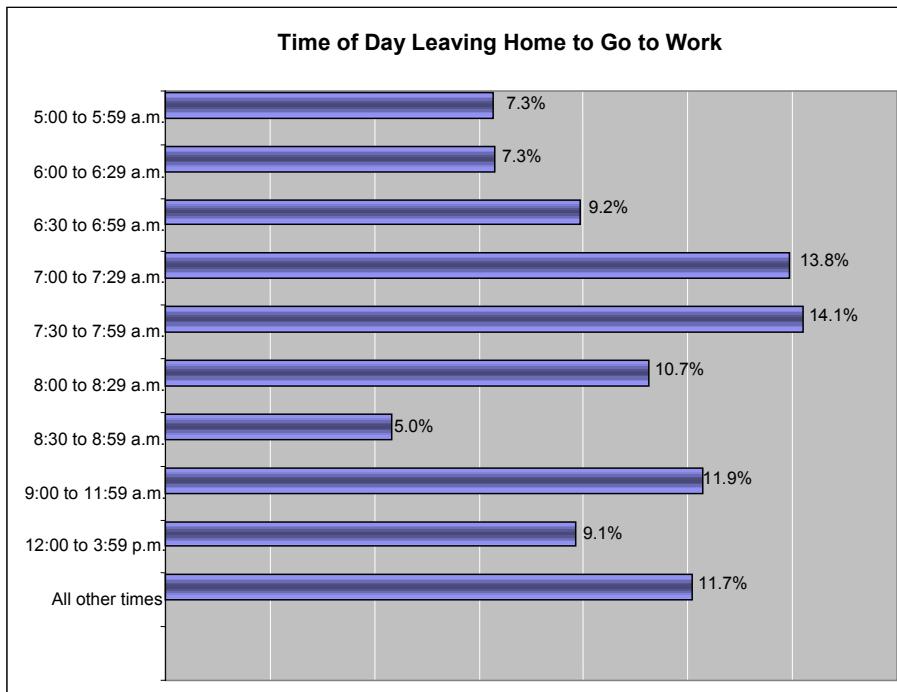


Maricopa Association of Governments Map

Tempe's 2000 ~~T~~ransportation ~~S~~tatistics

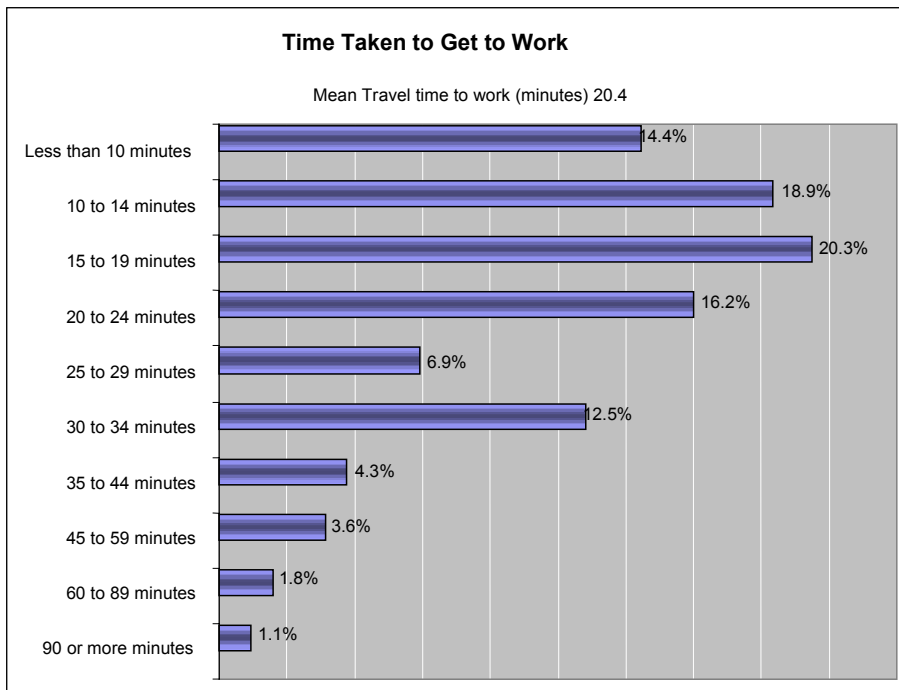
In 2000, Tempe residents responded to Census Survey questions regarding primary means of transportation, and time taken to travel to work. The next few charts—Figures 18 through 20 on the following pages identify the results. Tempe’s peak time of travel appears to be between 7 and 8 a.m., with another spike between 9 a.m. and noon.

FIGURE 18



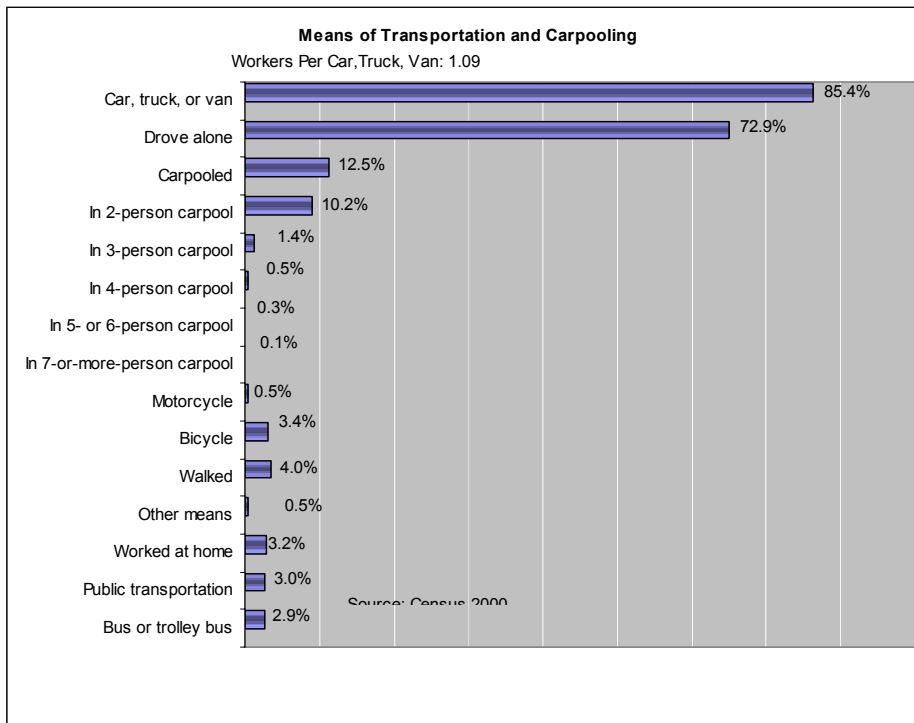
Almost 70% percent of Tempe residents take less than 24 minutes to get to work; 33% percent of those being less than 15 minutes. Tempe's central location, access to freeways and strong employment base contribute to this low travel time, and to Tempe's quality of life.

FIGURE 19



Tempe has about 37 acres of highway/freeway per 1,000 people and about 9.45 acres of highway/freeway per square mile (640 square acres). Although Tempe's population growth is expected to drop off to less than 1 percent per year, surrounding communities will continue to grow, and have need for regional road infrastructure which may impact Tempe's land uses. According to the 2000 census, the predominant mode of transportation in Tempe in 2000 was the single occupancy vehicle. With projected growth in and around Tempe, it is anticipated that the total number of single occupancy vehicles will not decrease in the next twenty years. It is critical that a balanced multi-modal transportation system be integrated with land use planning, to reduce the future reliance on single occupancy vehicles.

FIGURE 20



~~Additional transportation statistics will be added this summer.~~

Other Tempe Statistics

~~11.48 Acres of park land per 1,000 people {this line moved}~~

~~26.76 Acres of park land per square mile (640 square acres) {this line moved}~~

~~37 Acres of highway/freeway per 1,000 people {this line moved}~~

~~9.45 Acres of highway/freeway per square mile (640 square acres) within Tempe {this line moved}~~

The following pages are statistical summaries of three surveys conducted at different times by different groups. The results of these surveys may not reflect the views of every resident in Tempe, but they are reflective of respondents to the surveys, which, based on the statistical accuracy of the survey method, represent groups of residents within the population. The statistical data just presented, and the following surveys were used in combination with input from boards and commissions, and public meetings, to identify community issues, which guided the development of this plan.

The statistics and demographics in this section provide a snap shot in the time that the General Plan 2030 was developed. The issues identified by residents are the focus of different elements within the plan. The growth areas identified by residents are all identified as growth areas within the plan. As the top priority of

residents, neighborhood issues are addressed in almost every element. Several elements address infill and reuse of vacant land or buildings as a priority. Economic development focuses on provision of goods and services as well as employment opportunities identified in the survey. Affordable housing and human services have been given a higher priority than previous plans, reflecting community concerns for these issues. Residential density is being identified on a separate map, showing specific areas planned for high density, based on projected land uses. Transportation planning is integrated into land use planning through the Comprehensive Transportation Plan, addressing community concerns about traffic.

The General Plan 2030 survey helped define quality of life issues important to residents. If choosing to move to another city, Tempe residents would look for good schools, open spaces, proximity to friends, safety, family activities, access to mass transit, restaurants, access to freeways, central location, and a small town atmosphere. These are all things considered of high value to the quality of life in Tempe. Things that would make Tempe a less desirable place to live include increased crime, overcrowding, increased traffic, increased taxes/cost of living, if ASU was not part of Tempe, neighborhood decline, indoor and outdoor air quality decline and the city not being kept clean.

The types of development residents identified as not wanting to see in Tempe included industrial, high rises, high density residential, no further development of any kind, adult stores and any sports venues or arenas. With Tempe's position as a land-locked community, the desire for no further development places a high financial burden on the current population to maintain the level of services and amenities provided. Tempe's budget requires that current revenues are sufficient to support current expenditures, including sufficient levels of maintenance and replacement dollars. As of 2002, 54.9 percent of Tempe's revenue came from local sales tax, 5.4 percent from charges for services, and 5.3 percent from property taxes. Surrounding cities compete for sales tax; the burden of sales tax relies heavily on visitors to Tempe, especially if residents shop outside of Tempe. Water, refuse collection and golf are all services which charge users: these revenues are usually tied to the operations and maintenance of the facilities providing services, which limits this revenue source for other expenditures. With no new land to add to property tax income, the only possible increase to revenue would come from property tax increase. It is with this financial reality, that the General Plan has been developed to preserve the quality of life in Tempe.